

**RESOLUTION NO. 2017-26
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL
SUBDIVISION PLAN APPROVAL FOR 12 WELWYN ROAD**

WHEREAS, Coppock Properties, LLC (“Applicant”) submitted a Preliminary/Final Land Development Plan to amend the approved 1988 plan for the property located at 12 Welwyn Road Wayne, Pennsylvania 19087, in the Township’s AC Zoning District (“Property”); and

WHEREAS, the Radnor Township Planning Commission and Delaware Planning Commission have reviewed the Preliminary/Final Plan submissions of Coppock Properties, LLC; and

WHEREAS, the Board of Commissioners of Radnor Township now intends to approve the Preliminary/Final Plans of Coppock, prepared by Site Engineering Concepts, LLC.

NOW, THEREFORE, be it hereby *RESOLVED* that the Radnor Township Board of Commissioners does hereby approve the Preliminary/Final Land Development Plans of Site Engineering Concepts, LLC, consisting of four (4) sheets, dated October 17, 2016, and last revised December 12, 2016, subject to the following Preliminary/Final Plan approval conditions:

1. Compliance with correspondence of Gannett Fleming dated January 17, 2017, a copy of which is attached hereto and incorporated herein as *Exhibit “A”*.
2. The Applicant shall comply with all other applicable Ordinances with respect to sewage, stormwater management, zoning building code, and all county, state, federal rules and regulations and statutes.
3. The Applicant shall execute a Shared Private Road Maintenance Agreement in a form and manner to be approved by the Township Solicitor which Agreement shall be consistent with existing deed restrictions of record.
4. Prior to construction the Applicant shall video tape the existing Welwyn Road from its intersection with West Wayne Road to the end of its present location. If Welwyn Road is damaged by Applicant, his contractors, employees or agents, the Applicant shall repair and/or repave the existing Welwyn Road, including the existing curbing upon completion of construction of Applicant’s project as directed by the Township. All paving repairs shall be single lane paving from curb line to the middle of the road. The question of whether to repair and/or repave and the extent of such improvements shall be in the sole discretion of the Township.

5. The Applicant shall execute a Stormwater Management Agreement and a Development/Financial Security Agreement in a form and manner to be approved by the Township Solicitor.

6. In addition to the foregoing conditions of Preliminary/Final plan approval, the following Subdivision and Land Development Ordinance waivers are approved:

a. Section 255-22.B(1)(K) waiving the requirement for the existing principal buildings and their respective uses and driveways on the adjacent peripheral strip; sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site.

b. Section 255-27.C(1) waiving the requirements as to streets right-of-way.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 13th day of February, 2017.

RADNOR TOWNSHIP

By:



Name: Elaine P. Schaefer

Title: President

ATTEST: _____

